



100 GROVE ST. | WORCESTER, MA 01605

May 20, 2020

William McCusker, Chairman  
Zoning Board of Appeals  
Town of Grafton  
30 Providence Road  
Grafton, MA 01519

**Subject: Prentice Place, 23 Prentice Street  
Construction Plan Review**

RECEIVED

MAY 20 2020

Zoning Board of Appeals

2020-JUN-8 AM 11:16  
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TOWN CLERK  
GRAFTON, MA  
56-032  
56-0357  
gravesengineering.com

Dear Mr. McCusker:

We received the following documents on March 31, 2020:

- Plans entitled Site Development Plan, Residential Development, 23 Prentice Street, Grafton, Massachusetts dated August 23, 2017 and last revised March 17, 2020, prepared by Hannigan Engineering, Inc. for Prentice Place, LLC. (12 sheets)
- Bound document entitled Drainage Analysis for Residential Development, 23 Prentice Street, Grafton Massachusetts dated August 23, 2017 and last revised November 21, 2019, prepared by Hannigan Engineering, Inc. for Prentice Place, LLC.

Graves Engineering, Inc. (GEI) has been requested to review and comment on the construction plans' and drainage analysis' consistency with the project's preliminary plans as modified by the "Settlement Plans," and on conformance with applicable conditions of the Comprehensive Permit issued by the Town of Grafton Zoning Board of Appeals.

**Our comments follow:**

**Consistency with the Settlement Plans**

1. The plans are consistent with the Settlement Plans referenced in the Comprehensive Permit Decision (plans last revised January 16, 2020).

**Decision to Modify a Comprehensive Permit**

2. A construction phasing plan sheet needs to be included in the construction plans. (Condition A.2(c))
3. A note needs to be placed on each pertinent sheet that stating that the project is the subject of a comprehensive permit under G.L. c.40B §20 – 23. (Conditions A.3 & C.20)
4. It is GEI's understanding that the applicant needs to address the type and/or the appearance of the retaining wall material with the ZBA. (Condition C.23)

5. The "limit of work" line needs to be clearly identified on the plans. If/where the perimeter erosion controls are to also serve as the limit of work, the plans need to note it as such. (Condition D.3)
6. The proposed height of the chain link fence needs to be identified on the plans. On Sheet 7, leader notes refer to a construction detail but on Sheet 10 the construction detail refers to the site plans for the fence height. (Condition D.8)
7. Sheet 7 is entitled "Landscape & Tree Plan." GEI understands that prior to the issuance of a building permit, the landscape plan will peer reviewed by a landscape architect selected by the ZBA. (Condition D.8)
8. If not already done, the final design of all driveways and parking areas needs to be submitted to the Fire Chief for approval. (Condition F.2)

#### **Hydrology and MassDEP Stormwater Management**

9. GEI reviewed the hydrology computations and found them to be in order.
10. Compliance with the MassDEP Stormwater Handbook and Stormwater Standards is reasonable.

#### **General Engineering Comments**

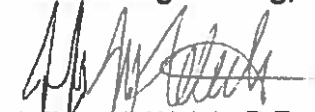
11. It will be difficult for a trash truck to maneuver to and square-up with the dumpster. The design engineer may wish to consider rotating the dumpster pad and enclosure clockwise approximately 45°.
12. A construction detail for vertical granite curb should be added to the plans.

#### **General Comments**

13. If not already done, the applicant should forward a set of the plans to Grafton DPW to solicit comments relative to the proposed offsite improvements.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,  
**Graves Engineering, Inc.**



Jeffrey M. Walsh, P.E.  
Principal

cc: Christopher McGoldrick, Grafton Town Planner  
William Hannigan, P.E.; Hannigan Engineering, Inc.